184.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,425,700 / 1,425,700
					USE VALUE:	1,425,700 / 1,425,700
					ASSESSED:	1,425,700 / 1,425,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMCOE ROBERT A &
Owner 2:	UDOMPRASERT PATRICIA S
Owner 3:	
Street 1:	8 KIPLING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBUNR
St/Prov:	MA Cntry
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2632 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8522.000	952,700		473,000	1,425,700
Total Card	0.196	952,700		473,000	1,425,700
Total Parcel	0.196	952,700		473,000	1,425,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.68 | /Parcel: 541.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123823

GIS Ref

GIS Ref

Insp Date 08/18/14

!14312!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	952,700	0	8,522.	473,000	1,425,700		Year end	12/23/2021
2021	101	FV	922,200	0	8,522.	473,000	1,395,200		Year End Roll	12/10/2020
2020	101	FV	917,000	0	8,522.	473,000	1,390,000	1,390,000	Year End Roll	12/18/2019
2019	101	FV	687,200	0	8,522.	473,000	1,160,200	1,160,200	Year End Roll	1/3/2019
2018	101	FV	687,200	0	8,522.	398,600	1,085,800	1,085,800	Year End Roll	12/20/2017
2017	101	FV	687,200	0	8,522.	364,900	1,052,100	1,052,100	Year End Roll	1/3/2017
2016	101	FV	687,200	0	8,522.	310,800	998,000	998,000	Year End	1/4/2016
2015	101	FV	658,500	0	8,522.	270,300	928,800	928,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:45:40

LAST REV

Date	Time
06/08/21	12:34:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14312

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	64508-526		11/14/2014		975,000	No	No		
LO PILATO ROBER	63287-267		2/19/2014	Change>Sale	486,000	No	No		
FRISSORE RALPH	7893-423		4/25/1952	Family		No	No		Olga LoPilato dod 12/26/1999

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2016	1433	Solar Pa	5,184	C				
5/15/2014	446	Heat App	16,000					
3/3/2014	152	Addition	213,000					
7/28/2003	605	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2014	Meas/Inspect	PC	PHIL C
6/18/2014	Info Fm Prmt	PC	PHIL C
3/10/2009	Inspected	163	PATRIOT
12/8/2008	Measured	372	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
12/28/1999	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8522		Sq. Ft.	Site		0	70.	0.79	7									472,961						473,000	

Total AC/HA:	0.19564	Total SF/SM:	8522	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	472,961	Spl Credit		Total:	473,000

USER DEFINED

Prior Id # 1:	123823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04893613
Const Adj.:	1.49985003
Adj $ / SQ:	204.522
Other Features:	114923
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	998617
Depreciation:	45936
Depreciated Total:	952680

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

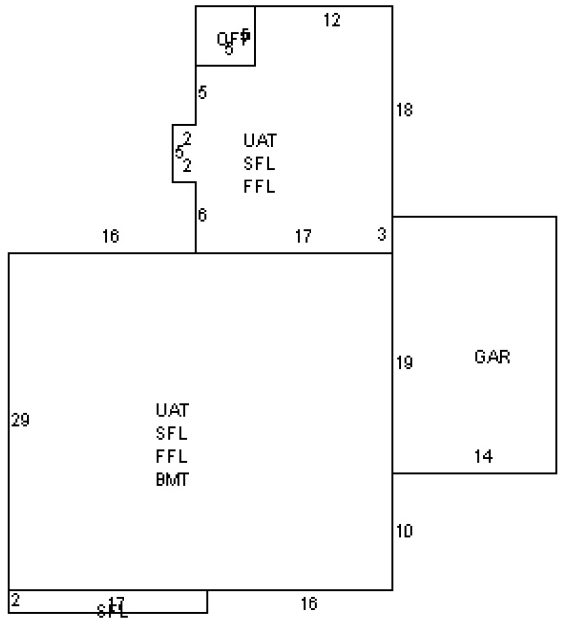
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	272.01
Special Features:	0	Val/Su Net:	224.32
Final Total:	952700	Val/Su SzAd	361.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,333	204.520	272,628
FFL	First Floor	1,299	204.520	265,674
BMT	Basement	957	61.360	58,718
UAT	Upper Attic	325	81.810	26,567
GAR	Garage	308	34.670	10,679
OFP	Open Porch	25	65.990	1,650
	Net Sketched Area:	4,247	Total:	635,916
Size Ad	2632	Gross Area	5221	FinArea 2632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: